



Triwell Properties Inc.

2002 AUG 28 P 2: 50

August 19, 2002

Via Certified U.S. Mail

Dennis Dickerson
Executive Director
California Regional Water quality Control Board
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, California 90013

**Re: Woodland Hills Village Shopping Center
20929 Ventura Boulevard
Woodland Hills, California
SLIC NO. 1050**

Dear Mr. Dickerson:

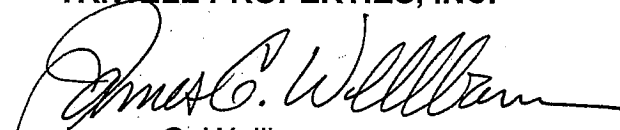
Pursuant to your soil closure letter of July 24, 2002, a copy of which is attached, enclosed please find a copy of the recorded Grant Deed for the sale of the above property, which was recorded on August 5, 2002.

I would like to thank you and your staff in working diligently to provide the closure letter in time for us to close this transaction.

Please be aware that Triwell Properties will continue to coordinate the environmental monitoring on behalf of the former owner. If you have any further questions or comments concerning this matter, please do not hesitate to contact me.

Sincerely,

TRIWELL PROPERTIES, INC.



James G. Wellbaum
President

cc: NS II Properties, LLC

AUG 0 5 20

CAMERA-2



LEAD SHEET

02 1831189

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:21 PM AUG 05 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

A. F. N. F. CODE 94

D.T.T.

FEE \$4200 M

TRANSFER TAX
NOT A PUBLIC RECORD

NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 95

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company in Black Ink

Number of Parcels Shown

2167 001 014

001

THIS FORM IS NOT TO BE DUPLICATED

AUG 05 2002

CAMERA-5

02 1831189

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
20929 VENTURA BOULEVARD, LLC
c/o SCI Real Estate Investments
11620 Wilshire Boulevard, Suite 300
Los Angeles, California 90025
Attn: Marc Paul or Robert Robotti

MAIL TAX STATEMENTS TO:
Same as Above

5106974-67

(Above Space for Recorder's Use Only)

2167-001-014

GRANT DEED

TRANSFER TAX
NOT A PUBLIC RECORD

The undersigned "Grantor" declares:

Documentary Transfer Tax is \$ _____, computed on full value of the Property conveyed.

In the City and County of Los Angeles, State of California:

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, NS PROPERTIES II, LLC, a California limited liability company (as "Grantor" and/or "NS II"), hereby sells, grants, conveys and transfers to the following entities (collectively, as "Grantees"): 20929 VENTURA BOULEVARD, LLC, a California limited liability company, as to an undivided 81.597492% interest; and LJS PROPERTIES, LLC, a Delaware limited liability company, as to an undivided 18.402508% interest; each as tenants-in-common, all of Grantor's right, title and interest in and to the following property located in the City and County of Los Angeles, State of California, as described on Schedule "1" attached hereto and incorporated herein by this reference (collectively, the "Property").

Also with regard to the Property, PLEASE TAKE NOTICE of the following:

1. In 2001, it was discovered that a release of Tetrachloroethene ("PCE") had occurred into the soil (the "Release") on a portion of the Property being transferred by this Grant Deed, which portion is legally described and/or shown as Schedule "2" attached hereto and incorporated herein by this reference (the "Affected Property").

2. Prior to any demolition, alteration or construction of any subsurface portion of any improvement located on the Affected Property (the "Improvement"), the soil under such portion of the Affected Property, to the extent affected by the Release, will be tested and remediated as and if

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AR/KASale to Secured Cal. Investments/Ag/Grant Deed 071802

100/100

- Ball

FRANK BRYANT

08/05/02 10:35 FAX

required by the California Regional Water Quality Control Board (the "Board") under the Board's then-applicable standards (the "Work").

3. Any Work required by the Board to be performed prior to July 15, 2017, shall be performed and paid for by NS II. Upon the earlier to occur of the following: (a) the performance and payment of such Work, if any is required, or (b) July 15, 2017 (if no Improvement has been performed or no Work has been required prior to July 15, 2017), then NS II shall be fully and automatically released from any and all obligations and liability whatsoever in connection with the Affected Property and the Release, including, without limitation, any and all obligation to perform or pay for any Work. Any Work required by the Board to be performed on or after July 15, 2017, will be performed and paid for by the then-fee owner(s) of the Property, which includes the Affected Property, and NS II shall have no obligation or liability whatsoever therefor. The foregoing obligations shall be binding on the transferees, heirs, successors and assigns of Grantees, and shall run with and burden the land, whether or not expressly set forth in future transfer deeds or not.

4. If any term or provision of the foregoing is held by a court of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall affect only the invalid or unenforceable term or provision and the foregoing shall be deemed not to contain, and be read as not containing, such invalid or unenforceable term or provision and remain in full force and effect.

DATED: August 1, 2002.

"GRANTOR":

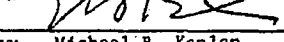
NS PROPERTIES II, LLC,
a California limited liability company

By: Northstar Properties Group II,
a California general partnership
Managing Member

By: RONKA Partners II,
a California general partnership
Managing General Partner

By: 
Ronald Fein, General Partner

By: K Associates,
a California general partnership
General Partner

By: 
Name: Michael B. Kaplan
Its: managing general partner

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ARKA/Sale to Secured Cal.Investments/Ag/Grant Deed 071802

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DESCRIPTION OF PROPERTY

PARCEL "A" IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 1055, FILED IN BOOK 10, PAGE 65 OF PARCEL MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

(A.P. No. 2167-1-14)

SCHEDULE "1" TO GRANT DEED

ARKA/Sale to Secured Cal.Investments/Ag/Grant Deed 071802

LEGAL DESCRIPTION AND/OR DEPICTION OF AFFECTED PROPERTYLegal Description For Contaminated Area

A portion of Parcel "A" in the City of Los Angeles, In the County of Los Angeles, State of California, as shown on Parcel Map L.A. No. 1055, filed in Book 10, Page 65 of Parcel Maps, in the office of the County Recorder of Said County more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; thence South 06°50'51" West, a distance of 30.00 feet to the True Point of Beginning; thence South 38°09'09" East, a distance of 106.07 feet; thence South 51°50'51" West, a distance of 106.07 feet to a point on the Westerly line of said Parcel "A"; thence North 06°50'51" East, a distance of 150.00 feet to the true point of beginning.

SCHEDULE "2" TO GRANT DEED

ARKA/Sale to Secured Cal. Investments/Ag/Grant Deed 071802

JRL

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51

NEIGHBORING BUILDING
(0.3' W. OF P.L.)

S06°50'51"W
30.00'

N06°50'51"E
150.00'

NW CORNER PARCEL "A"
P.M.-L.A. NO. 1055
BK. 10, PG. 65

N 63° 30' 59" W.

$$\begin{array}{r} 106.07 \\ \underline{538.09} \\ 538.09 \end{array}$$

$\frac{551'50'51''W}{106.07'}$

APPROXIMATE EXTENT OF PCB
IMPACT BASED ON ASSESSMENT
CONDUCTED PRIOR TO
JUNE 17, 2002

BUY
(ON

127.94

BRICK
FACE,
CHAIN
(0.7'
FD. LE
R.C.E.
BLOCK
FACE,

BUILD
(4.7')

BUILD
(GROUND AREA = 9.2
(HEIGHT =

W
C
—
J
D

~~STALY~~

~~Silk~~

~~SMALL~~

~~STALL~~

AUG 0 5 2002

CAMERA

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

) ss.

On July 18, 2002 before me, MARICHA MORILLA JOGUILON personally
appeared RONALD FEIN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: MARICHA MORILLA JOGUILON



STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

) ss.

On July 18, 2002 before me, MARICHA MORILLA JOGUILON personally
appeared MICHAEL A. KAPLAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: MARICHA MORILLA JOGUILON



ARKA/Sale to Secured Cal. Investments/Agt/Grant Deed 071802

yes